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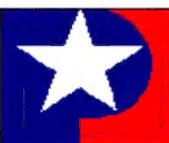
0008

0009.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
768,700 / 768,700  
768,700 / 768,700  
768,700 / 768,700
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
95		NEWLAND RD, ARLINGTON

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1: NESLER MICHAEL J	
Owner 2: NESLER NATALIE CHRISTINE	
Owner 3: _____	

Street 1: 95 NEWLAND ROAD

Street 2: \_\_\_\_\_

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_ Own Occ: Y

Postal: 02474 Type: \_\_\_\_\_

**PREVIOUS OWNER**

Owner 1: NESLER MICHAEL J -

Owner 2: -

Street 1: 95 NEWLAND ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .119 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Wood Shingle Exterior and 1792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int
_____	_____	_____	_____

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5187		Sq. Ft.	Site		0	70.	1.11	6									402,928						402,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5187.000	365,800		402,900	768,700		72762
							GIS Ref
							GIS Ref
							Insp Date
							08/10/18

Total Card	0.119	365,800	402,900	768,700	Entered Lot Size
Total Parcel	0.119	365,800	402,900	768,700	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	428.96	/Parcel: 428.96	Land Unit Type:

Parcel ID: 113.0-0008-0009.0

!8831!

**USER DEFINED**

Prior Id # 1:	72762
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	08:00:14
mmcmakin	
8831	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NESLER MICHAEL	78757-514	1	9/23/2021	Convenience		1	No	No	
LOWRANCE ROBERT	57553-265		9/30/2011		560,000	No	No		
WHARTON ANDREW	47138-490		3/21/2006		529,900	No	No		
WHARTON ANDREW	39456-61		6/6/2003	Family		1	No	No	
LAWTON THOMAS	32047-314		11/20/2000		385,000	No	No		
HSU AUSTIN C F	23921-243		11/18/1993		197,500	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2008	284	Redo Bas	13,000			G9	GR FY09	
4/28/1999	232	Alterati	40,000				REM KIT/BATH-ADD 1	
8/19/1998	611	Manual	15,000				REPLACE DECK/DEN	

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/10/2018	MEAS&NOTICE	BS	Barbara S
6/28/2012	External Ins	BR	B Rossignol
12/30/2011	MLS	EMK	Ellen K
12/5/2008	Meas/Inspect	189	PATRIOT
7/26/2006	MLS	HC	Helen Chinal
9/21/2000	MLS	MM	Mary M
2/9/2000	Meas/Inspect	263	PATRIOT
12/1/1981		CS	

Sign: \_\_\_\_\_

VERIFICATION OF VISIT NOT DATA

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6 - Colonial				Full Bath: 1	Rating: Good			PDAS	BSMT SINK.								
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:		%		OthrFix: 1	Rating: Average												
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: TAN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 1	Rating: Good			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1936	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G10	Fact: .			Floor:				Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1					
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>													
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %												
Prim Int Wal: 2 - Plaster				Functional:		%											
Sec Int Wall:		%		Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 3 - Hardwood				Override:		%											
Sec Floors:		%		Total:	18.6 %												
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>													
Subfloor:				Basic \$ / SQ:	130.00												
Bsmnt Gar:				Size Adj.: 1.35000002													
Electric: 3 - Typical				Const Adj.: 0.99980003													
Insulation: 2 - Typical				Adj \$ / SQ: 175.465													
Int vs Ext: S				Other Features: 85750													
Heat Fuel: 2 - Gas				Grade Factor: 1.10													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 449335													
% Com Wal	% Sprinkled			Depreciation: 83576													
				Depreciated Total: 365759													
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 113.0-0008-0009.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:											Total:	
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	